

In re:
Shaunice Nicole Adams
Debtor

Case No. 17-11604-pmm
Chapter 13

CERTIFICATE OF NOTICE

District/off: 0313-4
Date Rcvd: Feb 18, 2021

User: admin
Form ID: pdf900

Page 1 of 2
Total Noticed: 1

The following symbols are used throughout this certificate:

Symbol	Definition
+	Addresses marked '+' were corrected by inserting the ZIP, adding the last four digits to complete the zip +4, or replacing an incorrect ZIP. USPS regulations require that automation-compatible mail display the correct ZIP.

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Feb 20, 2021:

Recip ID	Recipient Name and Address
db	+ Shaunice Nicole Adams, 3 Stonecreek Court, Easton, PA 18045-7469

TOTAL: 1

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
Electronic transmission includes sending notices via email (Email/text and Email/PDF), and electronic data interchange (EDI).

NONE

BYPASSED RECIPIENTS

The following addresses were not sent this bankruptcy notice due to an undeliverable address, *duplicate of an address listed above, *P duplicate of a preferred address, or ## out of date forwarding orders with USPS.

NONE

NOTICE CERTIFICATION

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.

Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed .R. Bank. P.2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.

Date: Feb 20, 2021

Signature: /s/Joseph Speetjens

CM/ECF NOTICE OF ELECTRONIC FILING

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on February 18, 2021 at the address(es) listed below:

Name	Email Address
BRIAN CRAIG NICHOLAS	on behalf of Creditor JPMORGAN CHASE BANK NATIONAL ASSOCIATION bnicholas@kmlawgroup.com, bkgroup@kmlawgroup.com
DAVID S. GELLERT	on behalf of Debtor Shaunice Nicole Adams dsgatn@rcn.com r46641@notify.bestcase.com
EMMANUEL J. ARGENTIERI	on behalf of Creditor US Bank NA as Legal Title Trustee for Truman 2016 SC6 Title Trust bk@rgalegal.com
LISA MARIE CIOTTI	on behalf of Trustee FREDERICK L. REIGLE ecfmail@fredreiglechl3.com ecf_frap@trustee13.com
SCOTT F. WATERMAN (Chapter 13)	ECFMail@ReadingCh13.com

United States Trustee

District/off: 0313-4

User: admin

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Total Noticed: 1

USTPRegion03.PH.ECF@usdoj.gov

TOTAL: 6

**UNITED STATES BANKRUPTCY COURT
FOR THE EASTERN DISTRICT OF PENNSYLVANIA**

In Re:	:	
	:	
SHAUNICE NICOLE ADAMS	:	
AKA SHAUNICE N. ADAMS-ROWLETTE	:	
AKA SHAUNICE N. ADAMS	:	
xxx-xx-1275	:	
Debtor .	:	:CHAPTER 13
	:	
<hr/>		
U.S. Bank National Association as	:	
Legal Title Trustee for Truman 2016	:	:Case Number: 17-11604/PMM
SC6 Title Trust	:	
Movant,	:	
v.	:	
SHAUNICE NICOLE ADAMS	:	
AKA SHAUNICE N ADAMS-ROWLETTE	:	
AKA SHAUNICE N. ADAMS	:	
	:	
Debtor,	:	
And	:	:Hearing Date: January 14, 2021
	:	
SCOTT WATERMAN	:	
	:	
Trustee,	:	
	:	
Respondents.	:	
	:	
	:	
	:	

**STIPULATION RESOLVING CERTIFICATION OF DEFAULT BY US BANK, NA, AS
LEGAL TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST FOR RELIEF
FROM THE AUTOMATIC STAY TO PERMIT MOVANT TO EXERCISE ITS RIGHTS
UNDER STATE LAW AGAINST CERTAIN REALTY KNOWN AS 3 STONECREEK
CT., EASTON, PENNSYLVANIA 18045**

THIS matter being opened to the Court by secured creditor, US Bank NA as Legal Title Trustee for Truman 2016 SC6 Title Trust, (hereinafter "US Bank"), by and through its counsel Emmanuel J. Argentieri of the law office of Romano Garubo & Argentieri, upon the filing of a certification of default requesting relief from stay as to real property, more commonly known as

3 STONECREEK CT., EASTON, PENNSYLVANIA 18045; and David Gellert, Esquire having filed an objection thereto on behalf of Debtor; and it appearing that the parties have amicably resolved their differences and for good cause shown;

1. If any valid proofs of payment are produced by the Debtor, her post-petition mortgage account shall be adjusted accordingly.
2. The Debtor is currently due for the October 1, 2020 through January 1, 2021 post-petition monthly mortgage payments, which are broken down as follows:
 - 4 times payment of \$1,956.35,
 - Less suspense balance of \$221.65,
 - Plus reimbursement of US Bank's attorney fees totaling \$500.00, for a total of \$8,103.75.
3. Debtor shall tender the sum of \$8,103.75 directly to US Bank on or before the close of business for April 19, 2021. The payment should be forwarded to: c/o Rushmore Loan Management Services PO Box 52708, Irvine, CA 92619.
4. If Debtor does not comply with paragraph 3 herein, counsel for US Bank may immediately file a Certification of Default with the Court requesting an Order granting it relief from the automatic stay as to the mortgaged property herein.
5. Commencing with the February 1, 2021 post-petition mortgage payment and continuing each month thereafter for the duration of this Chapter 13 proceeding, Debtor shall remit payments directly to US Bank as same come due.
6. The provisions of this stipulation do not constitute a waiver by the Moving Party of its right to seek reimbursement of any amounts not included in this stipulation, including fees and costs, due under the terms of the mortgage and applicable law.

7. If the case is converted to a Chapter 7 case, US Bank shall file a Certification of Default with the Court and the Court shall enter an Order granting it relief from stay.

8. If any of the aforementioned stipulation payments and/or regular monthly mortgage payments commencing after the cure of the post-petition delinquency are more than thirty (30) days late, US Bank may send Debtor a written notice of default of this Stipulation. If the default is not cured within ten (10) days of the date of the notice, counsel for US Bank may file a Certification of Default with the Court and the Court shall enter an Order granting it relief from the automatic stay as to the mortgaged property herein.

The undersigned hereby consent to the form and entry of the within order.

/S/EMMANUEL J. ARGENTIERI

Emmanuel J. Argentieri, Esquire
Attorney for Secured Creditor, US Bank

Date: 2/2/2021

/S/DAVID S. GELLERT

David S. Gellert, Esquire
Attorney for Debtor, Shaunice Nicole Adams

Date: 2/4/2021

/S/ROLANDO RAMOS-CARDONA

Rolando Ramos-Cardona, Esquire
On behalf of Scott F. Waterman
Chapter 13 Trustee

Date: 2/17/21

AND NOW, this 18th day of February, 2021 it is hereby
ORDERED that the foregoing Stipulation is approved.



Honorable Patricia M. Mayer
U.S. Bankruptcy Judge
Eastern District of
Pennsylvania